



# 38 A Beulah Road

E17 9LQ

Guide Price £1,100,000  
Freehold



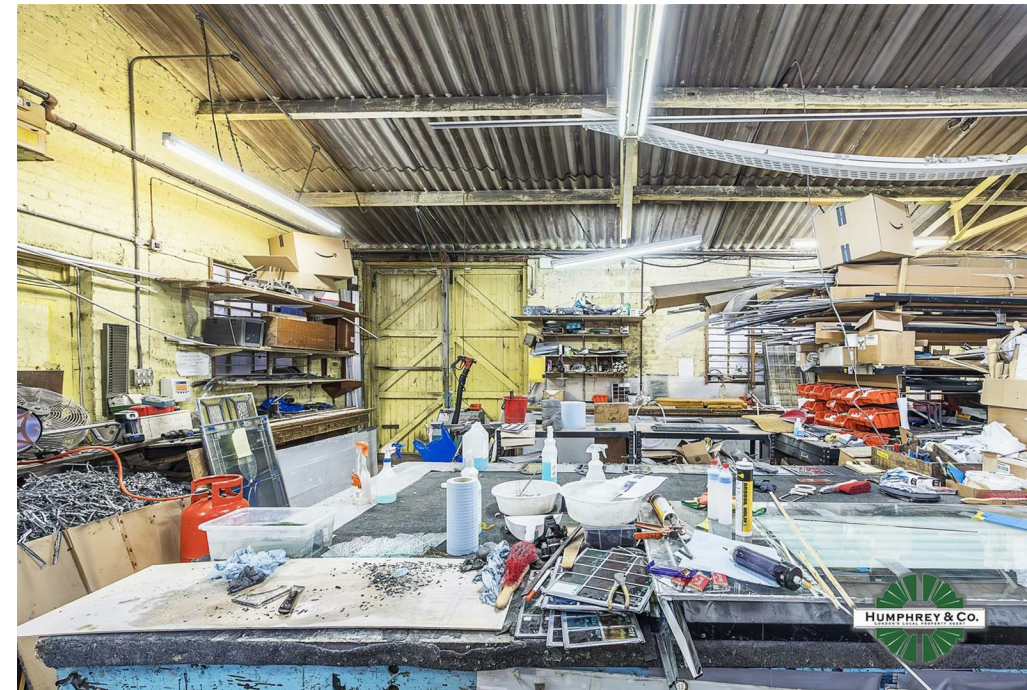
Guide Price 1,100,000 - £1,200,000

Humphrey & Co Estates are pleased to present to the sales market this spacious freehold Factory which has great opportunity to develop or use as it is currently a running glass business. This property is currently has ample potential to develop in to flats and build a house in the rear subject to planning. This property has been a family business since 1970s and ever since has been used as a glass factory.

This property comprises from an entrance to main area of shop front in the main building, rear of the building is the office areas for the business. Upstairs there are three spacious room and bathroom.

Other Benefits to this site there are three out building at the rear which one of them is the current glass factory, there is a side entrance to the side of the main entrance to the business. We highly recommend early viewings to appreciate the potential and space available and please do speak with our team for options in development.

- Running Business



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

